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Subdivision Ordinances

Section 7

Design Standards

DESIGN STANDARDS

Section 7-1 General Provisions

All subdivisions must comply with the following standards:

(1) The design and development of subdivisions shall reserve insofar as possible the natural terrain, natural drainage, existing topsoil and trees.

(2) Land subject to hazardous conditions such as slides, mud flows, rock falls, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or non-potable water supply shall be identified and shall not be subdivided until the hazards have been eliminated or will be eliminated by the subdivision and construction plans.

Section 7-2 Lots

(1) All lots shown on the subdivision plan shall conform to the minimum requirements of the Kanab City Zoning Ordinance for the zone in which the subdivision is located, and to the minimum requirements of the engineer and the Southwest Utah Health Department for sewage disposal. The minimum width for any residential building lot shall be as required by the Kanab City Zoning Ordinance.

(2) All lots shall abut a dedicated street, a public street, or a street which has become public by right of use. In the event a lot abuts a public right-of-way created by use, the subdividers shall improve the right-of-way to the standards required by this Ordinance and the Kanab City Design and Construction Standards.

(3) Corner lots shall have extra width sufficient for maintenance of required building lines on both streets.

(4) Side lines of lots shall be at right angles or radial to the street line.

(5) All remnants of lots less than minimum size left over after subdividing a larger tract shall be added to adjacent lots rather than allowed to remain lot remnants.

(6) Where the land in a subdivision includes two or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be held in either single or joint ownership before approval of the final plan and such ownership shall be recorded in the office of the Kane County Recorder.

(7) No single lot shall be divided by a municipal or county boundary line.

(8) A lot shall not be divided by a road, alley, or other lot.

(9) No wedge-shaped lot shall be less than thirty (30) feet in width at the front property line, or the lot frontage required by the Zoning Ordinance, whichever is larger.

(10) Side lot lines shall be at substantially right angles or radial to street lines. Where lot lines are not at right angles to the street lines, this shall be shown.

(11) All residential lots in subdivisions shall front on a public street, or on a private street or court approved by the Kanab City Planning Commission and

the Kanab City Council, except as may be approved for Planned Unit Developments, cluster subdivisions or other special dwellings.

Section 7-3 Streets

(1) Minor streets shall be laid out to discourage through traffic.

(2) Stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent subdivision. Not more than three (3) lots shall front stub streets, except where a temporary cul-de-sac turnaround side is provided.

(3) Intersections of minor streets with major streets shall be kept to the minimum.

(4) Streets shall have the minimum right-of-way widths.

a. See Kanab City Design Standards

(5) Streets shall have the following roadway widths (See Kanab City Design Standards

(6) Half Streets: no half-streets are permitted, except if required to complete a half-street already existing, or if approved by the Kanab City Planning Commission and the Kanab City Council.

(7) Dead-end Streets, including stub streets, shall be permitted or required by the Kanab City Planning Commission only to provide future access to adjoining property, except for dead-end street systems in cluster subdivisions, Planned Unit Developments, condominium developments, or similar special projects.

(8)

KANAB CITY CUL-DE-SAC STREET CONFIGURATION

Type	Max.Dwelling Units	Max. Length	Special Requirements
C	Commercial Property	625 feet	None
1	N/A	625 feet	None
2	25	2000 feet	See note 1

A. Notes for Type 2

i. Water System shall be designed, valved and looped as to meet the Kanab City Design Standards and provide fire hydrants with the spacing as required in the 2003 IFC (current edition) Appendix C including a fire hydrant at the end of the cul-de-sac.

ii. Cul-de-sac roads shall be an asphalted 50 right-of-way street as per the Kanab City Street Cross Section Configuration.

iii. Power system shall be looped as required by the power company.

B. The allowed density for a cul-de-sac street shall be no greater than the current zone.

C. Cul-de-sac streets shall have 42 1/2 feet radius of turning surface for residential lots and 47 1/2 feet radius of turning surface if any commercial property is located on the cul-de-sac.

D. All water line mains shall be located beneath the road travel surface.

E. Cul-de-sac streets shall have turn-a-rounds, complying with Section

7-3(8)(3), or stub streets, as determined by the Planning Commission, spaced at a distance not greater than 1,000 feet; unless determined by the Planning Commission due to substantial geographic features or future planned streets.

F. Cul-d-sac streets extending beyond 2,000 feet or the first 25 parcels shall be considered a P-street and shall meet the requirements for a P-street and the other requirements of this section.

G. In no case shall a cul-de-sac street exceed 5,280 feet in length.

(9) No more than four (4) streets shall enter an intersection.

(10) Streets should intersect at ninety (90) degrees. All others may be designed only with approval of the Kanab City Planning Commission.

(11) Two subordinate streets meeting a through street from opposite sides shall meet at the same point, or their center lines shall be offset at least two hundred (200) feet.

(12) Streets shall have the names or numbering system of existing streets which are in alignment. There shall be no duplication of street names or numbering within the area. All street names shall be approved by the Kanab City Planning Commission. Permanent signs shall be installed by developer at his expense at the time of installation of other off-site improvements.

Section 7-4 Curb, Gutter, and Sidewalks

Curb, gutter, and sidewalks are required in all subdivisions in accordance with the Kanab City Design and Construction Standards.

Section 7-5 Curvature and Alignment

Curvature and Alignment shall be in accordance with the Kanab City Design and Construction Standards:

Section 7-6 Roadbed Construction

(1) Minimum roadbed grading and paving for local, collector and arterial streets, shall be in compliance with the Kanab City Design and Construction Standards. Reduction of such roadway grading and paving may be approved by the Kanab City Planning Commission and Kanab City Council for one-way streets.

Section 7-7 Road Grades

All road and street grades shall be in accordance with the Kanab City Street Design and Construction Standards.

Section 7-8 Block Standards

Block lengths shall be reasonable as approved by the Kanab City Planning Commission and in total design shall provide for convenient access and circulation for emergency vehicles.

Section 7-9 Easement Standards

(1) Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of fifteen (15) feet apportioned equally in abutting properties.

(2) Where front-line easements are required, a minimum of fifteen (15) feet shall be allocated as a utility easement. Perimeter easements shall not be less than fifteen (15) feet in width, extending throughout the peripheral area of the development, if required by the Kanab City Planning Commission.

(3) All easements shall be designed so as to provide efficient installation of utilities or street planting.

(4) Unless the Kanab City Planning Commission and Kanab City Council

determine, upon application by a subdivider, supported by recommendation of the City Engineer, that it is not feasible to do so, all power lines, telephone lines, and other normally overhead utility lines shall be placed underground by the subdivider.

Section 7-10 Alleys

The Kanab City Planning Commission may approve service access to the interior of blocks in certain instances, in which case alleys must be indicated on the plan and plat.

Section 7-11 Sanitary Sewage Disposal

Except as otherwise provided below, the subdivider shall provide or have provided, an approved piped sanitary sewage system to the property line of every lot in the subdivision. The sewage system shall meet the minimum standards and requirements of the State Division of Environmental Health. Certification of compliance issued by the State Division of Environmental Quality shall be provided to the Kanab City Planning Commission by the subdivider.

In the event that the city sanitary sewage system is not within three hundred (300) feet of the boundary of the subdivision, as measured within the public streets or easements which contain the existing sewer line, the subdivider and or lot owner may install septic tank systems for such lots under a Special Exception by the City Council if the following criteria are met:

1. The existing city sewer line is not within three hundred (300) feet of a boundary of a street, as measured within the public streets or easements which contain the existing sewer line, in the subdivision on which any lot in the subdivision abuts;
2. The lot size must be a minimum of 1 acre;
3. The septic tank system must meet the minimum standards and requirements of the Southwest Health Department, and any other State, County, and City ordinances; and
4. At the time the property is subdivided, either the subdivider or the purchaser of a subdivided lot, as the owner of such lot, shall sign an agreement, substantially in the form provided by Kanab City, to be filed with the County Recorder stating that if a special improvement district is proposed, the owner of the lot agrees to support the district. In the event that a special improvement district is required and formed, the timeframe for sewer line connection shall be as per the structure of the special improvement district. This agreement shall be binding upon all future owners of the property.

Section 7-12 Water Supply

The subdivider shall provide, or have provided, a piped, public or private culinary water supply to the property line of every lot in any subdivision including meter box and yoke. The culinary water system and plans shall also be approved by the State Division of Environmental Health.

Section 7-13 Flood Plain

No subdivision in Kanab City shall be allowed in a flood plain.

Section 7-14 Storm Drainage

(1) Complete drainage systems for the entire subdivision area shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work, and shall be shown graphically. All existing drainage features which are to be incorporated in the design shall be so identified. If the

Final Plat is to be presented in phases, a general drainage plan for the entire area shall be presented with the first phase, and appropriate development stages for the drainage system for each phase indicated.

(2) The drainage system shall be designed by a certified engineer and approved by the City Engineer and the Kanab City Planning Commission.

(3) Drainage System Plans

The drainage system shall be designed to consider the drainage basin as a whole and shall accommodate not only runoff from the subdivision area but also where applicable, the system shall be designed to accommodate the runoff from those areas adjacent to and "upstream" from the subdivision itself, as well as its effects on lands downstream.

b. All proposed surface drainage structures shall be indicated on the plans.

All appropriate designs, details, and dimensions needed to explain clearly proposed construction materials and elevations shall be included in the drainage plans.

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